

**Hamilton County Climate Initiative
Meeting Topic: Development
February 27, 2009
Blue Ash Fire Station Headquarters (North Station)
10647 Kenwood Road
Blue Ash, Ohio 45242**

Meeting Notes—Answers to:

Group #1:

What do you think about the information presented by the speaker?

- Ideas are usable
- May be difficult for some cities (Blue Ash)
 - Convincing the general public will be difficult
 - Redevelopment—people are moving out into the countryside...
- Long process but must make it a step-wise process
- Can control some things but exclude others
- Legal issues to implement the ideas (private property owners)
- The idea for form-based codes is realistic and can be achieved with a single developer
- Education process is needed to build the types of community
- The code may not always address the environmental concerns

What can local governments do to promote Smart Growth?

- Optional Form-based Code to encourage development ???
- Have a process where there are open discussions on what the community wants
- Go through a step-wise process of what the community wants and doesn't want –come up with a plan for moving on (development)
- Educate the public...
- Amend the codes

Group #2:

What do you think about the information presented by the speaker?

- Encouraged by the simplicity of the Smart Code options
- Great tool for uniformity and decision making
- Anticipation of build-out needs
- Infill vs. build-out sprawl
- Safety motivation
- Change in view of redevelopment—to desired

What do you think about the grad students' green guides information?

- Good layout and guideline
- Something everyone can do
- Like that they can be used by local governments, businesses and individuals

What did we miss? What projects or programs are out there that we didn't present?

- How do you change your way of thinking, since you are doing/believing in certain way for so long?
- How do you present the concept of redeveloping existing land? – because of a change in surroundings, technology, etc.?
- Need to advertise the good things, showing off developments (e.g. City West) or building retrofits! Show the numbers, what is the payoff from the investment?
- Bring new information to the public for acceptance
- When to review projects?
- What criteria for changes?
- What are the payoffs? Comforts, cost savings, ??
- Show off the positives

What are the barriers to implementing these ideas?

- Too many hoops!!
- Apathy
- Does it fit identity –old and/or new identity
- Document a vision
- Smart Growth?-Growth could be a negative

What can local governments do to promote Smart Growth in their communities?

- The facts
- Education
- Visual—seeing is believing
- Compare and contrast
- Real time examples
- Continual re-examination
- Time & investment
- Live and breath daily
- Pumped about it always
- Technology advancements—convey the message its not static, update, update, update...
- Incentives for green growth
- Advocacy within dept limits
- Be creative
- Smart Code initially is easier for communication
- Open-minded to new ideas

Group #3:

What are the barriers to implementing these ideas?

- Communities not walkable
- School systems promote driving!
- What about small properties?
- Towns without large tracts of undeveloped land
- How do you bring people back to the community?
- Need recreation, niche stores, movies, butchers, bakers, florists, libraries, toy shop, affordable family dining, bar, farmers' market

What can local governments do to promote Smart Growth?

- Experiential helpful to acceptance
- Use of students
- Increase attractiveness of streets
- Increase walkability
- Trees, steps
- Marketing important for revitalization areas
- Must be able to fill revitalized buildings
- Need to identify niche businesses to sustain communities
- People not buildings!
 - Open concert and arts spaces
- Broaden coordination between communities
- Support local businesses

Group #4:

What do you think about the information presented by the speaker an/or the grad students' green guides?

- Wyoming would be receptive. This idea is floating around it would be good to have this to direct it
- Montgomery: do we need such a drastic change?
- Deer Park: residents want to know exactly who will hold the lease before they will support it
- People need to realize that there are shades of green, not a complete from one thing to another thing. There are small changes that can be from form-based code that will help people realize this.
- Walkability creates walkers, not walkers create walkability
- Develop areas that create the possibility for public transit/walkability so it can happen in the future.
 - This has to make sense to the developer to do this!
- Opportunity on infill sights versus building out and having to create infrastructure

- No sense of place in outside communities, form-based code would and could and should create this sense of place
 - This would attract more communities if they realized this!
 - You don't need a form-based code for this, but it certainly could help
- How do we get things like walkability to happen?
 - Engage the kids and parents FIRST (when schools are involved)(Local groups)
 - Some are targeting young professionals (in-city density)
 - Better solutions for snow removal...think about all the seasons, Planning problem!
 - Big groceries that can deliver non-perishables, get fresh things every/every other day on the way home.

Group #5: Break-out group notes

Questions raised about greenbuilding techniques for specific structures and how HCCI will/will not provide incentives or regulations for making this happen

- What standards for greenbuilding will be followed?
- LEED is established, has an ND classification, and is a gold-standard that can be counted on without lots of follow-up
- Cincinnati uses LEED to ensure greenbuilding and strenuous requirements to achieve classification means that City does not have to inspect or negotiate on project—if they have LEED, that's all the City needs
- Discussion of a new ANSI standard that has been published but not as well known or widely used as LEED

Fairfax is trying to implement some TND design concepts with the Wooster Pike redevelopment project to create a neighborhood business district oriented to pedestrians

- Has zoning hurdles to overcome like standard parking requirements

Changing development mindset/expectations is difficult, there are 50 years of market inertia behind standard suburban development patterns that have to be overcome

- Demographic shifts taking place, younger people may have different expectations of what the American Dream can be
- Preference growing for urban neighborhoods, mixed uses, vibrant culture
- expectations slowly shifting away from the big suburban house being a status symbol/life goal to achieve

Over-supply of large-lot housing, it will take years to use up current supply and development of new lots has dropped to nothing

Issues of our aging population and how standard suburban development fails to meet their needs

- How is someone who can't drive going to meet daily needs for shopping, recreation, work?
- Like elderly, standard suburban model fails to meet a LOT of people's needs

What incentives, encouragement, and regulations will make this happen in Hamilton County?

- How will all this information be brought together and presented to communities? (question to HCCI team—report? website?)